



AGENDA
BOARD OF ADJUSTMENT
Municipal Plaza Building, 1st. Floor
103 Main Plaza Street, San Antonio, Texas 78205
Monday 1:00 P.M. September 17, 2001



The official agenda is posted at City Hall in accordance with state law.
This copy is for general information only.

- I. 1:00 P. M. Public hearing called to order by the BOA Chairman
 - II. Roll Call
 - III. Invocation
 - IV. Scheduled Cases:
 - CASE NO. A-01-140** Eduardo Monreal representing Jose A. Morales
2014 El Paso Street
 - CASE NO. A-01-146** Peter Sitterle representing Tetco / Chevron
5203 De Zavala
 - CASE NO. A-01-147** Connie I. Loudenslager, 14331 Clear Creek Street
 - CASE NO. A-01- 148** Peter Sitterle representing Tetco / Chevron
298 W. Bitters
 - CASE NO. A-01-149** Victor and Marina Quintana, 9326 Proclamation
 - CASE NO. A-01-150** Bonnie Van Zandt representing Atlantic Capital Group, Inc.
340 Azucena
 - CASE NO. A-01-151** Nora V. Garza, 2817 Buena Vista
 - CASE NO. A-01-152** Ramon Korrody, 423 Juanita Street
 - V. Staff recommendation and approval for a Master Sign Plan for Huebner Oaks Shopping Center located at IH 10 and Huebner Oaks
 - VI. Staff recommendation and approval for a Master Sign Plan for Southwest Junction located at 300 S. W. Military and S. Flores
 - VII. Consider to approve the Minutes of October 2, 2000.
 - VIII. Adjournment
- Note: The City of San Antonio Board of Adjustment Agenda is on the Internet at:
www.sanantonio.gov/bldginsp/BOA.htm

This meeting is wheelchair accessible. The accessible entrance is located at 103 Main Plaza. Accessible parking spaces are located at City Hall, 100 Military Plaza. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 24 hours prior to the meeting by calling 207-7245.

BOARD OF ADJUSTMENT

CASE NO. A-01-140

September 17, 2001

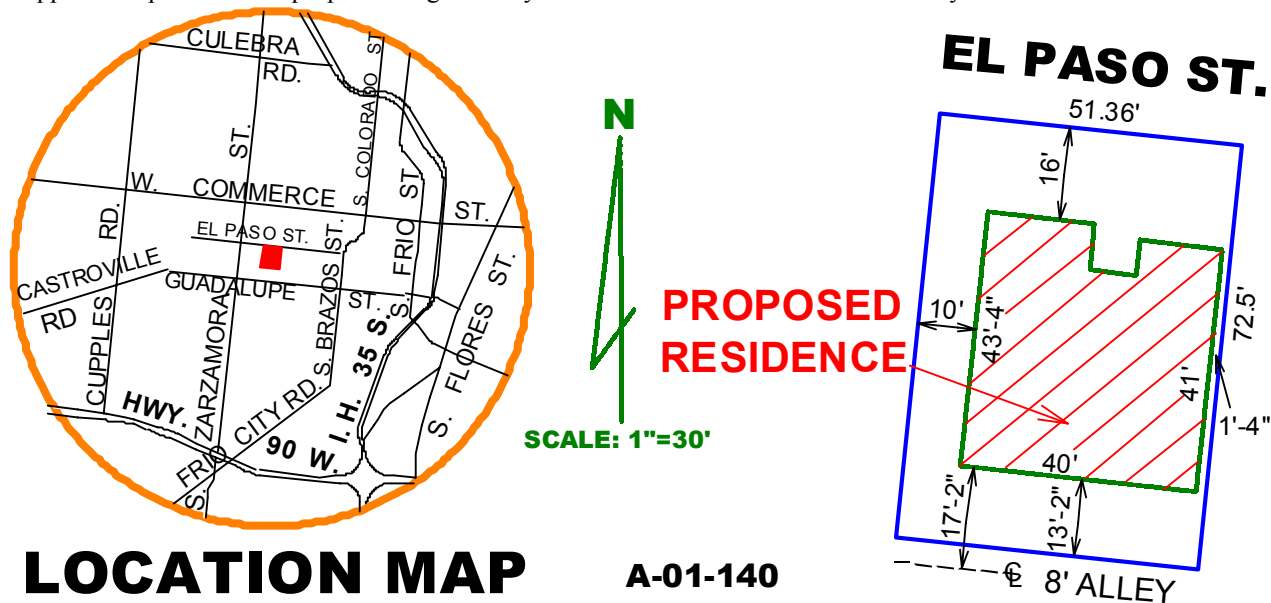
The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, September 17, 2001 in the Council Chambers, 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

Eduardo Monreal representing Jose A. Morales
Lots 3A & 3B, Block 5, New City Block 2432
2014 El Paso Street
Zoned: "R-7" Small Lot Residence District

The applicant requests a variance to construct a residential structure within the rear yard setback.

The Development Services Department could not issue a permit because Section 35-3351 (f) of the Unified Development Code requires a 20' rear yard setback.

The applicant's plan shows a proposed single-family residential structure with a 13' 2" rear yard setback.



September 17, 2001

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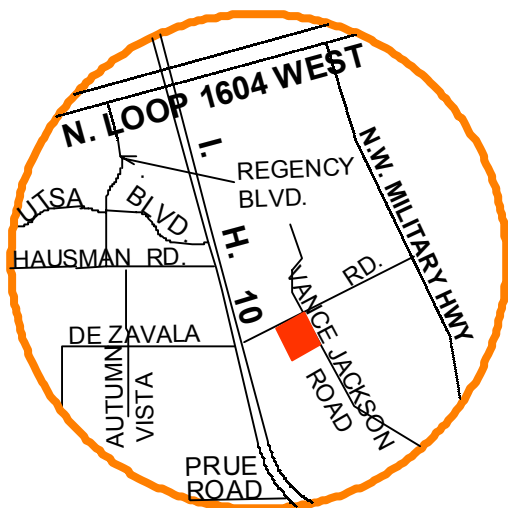
Pete Sitterle, Representing Tetco/Chevron
 Lot 5, Block 1 New City Block 17142
 5203 De Zavala Rd.
 Zoned: "B-3" Business District

The applicant requests a variance to exceed the allowable height of a pole sign on an Arterial "A" street classification, and to restore an existing sign that is located 10' from another sign on the same platted lot.

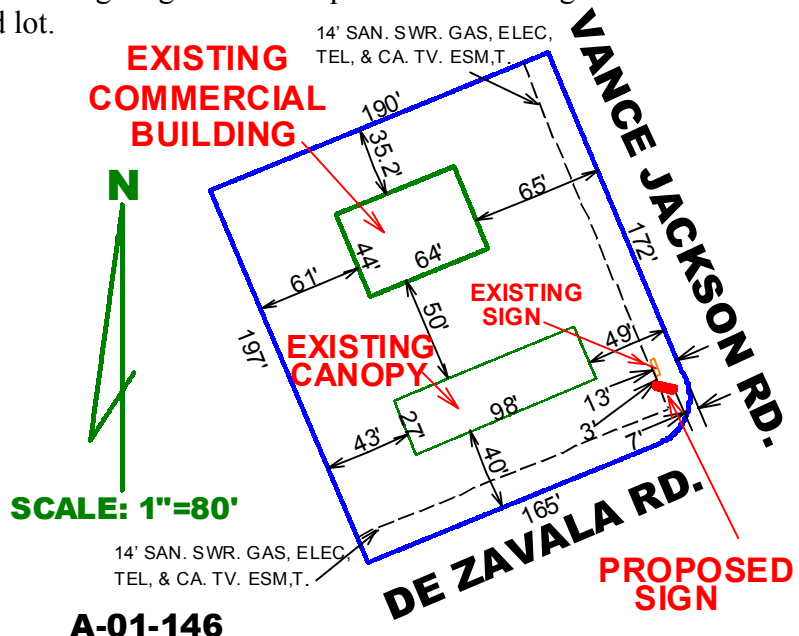
The applicant's plan proposes construction of a 60' high sign with 85 square feet of facing to be located within 10' of another sign on the same platted lot.

The Development Services Department could not issue a permit because Section 28-239 c (1) Table 2 limits the overall height of such signs to 40', and Section 28-241 (d) (1) requires spacing of 150' between freestanding signs on the same platted lot.

The applicant's plan shows a proposed 60' high sign with 85 square feet of facing that is located within 10' of another sign on the same platted lot.



LOCATION MAP



September 17, 2001

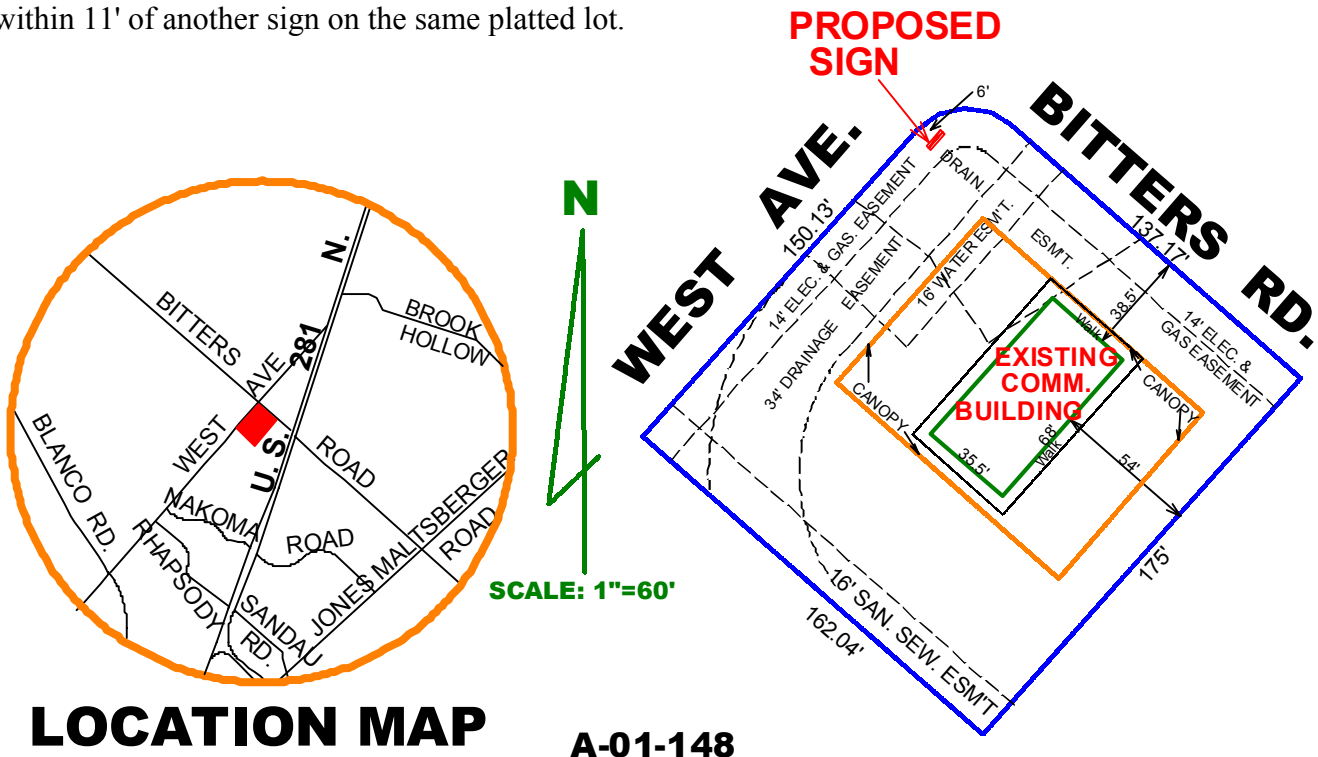
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Pete Sitterle representing Tetco/Chevron
 Lot 30, New City Block 12059
 298 W. Bitters
 Zoned: "B-3" Business District

The applicant requests a variance to restore an existing sign that is located 11' from another sign on the same platted lot.

The Department of Development Services could not issue this sign permit because Section 28-241 (d) (1) requires spacing of 150' between freestanding signs on the same platted lot.

The applicant's plan proposes construction of a 40' high sign with 85 square feet of facing to be located within 11' of another sign on the same platted lot.



BOARD OF ADJUSTMENT

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CASE NO. A-01-149

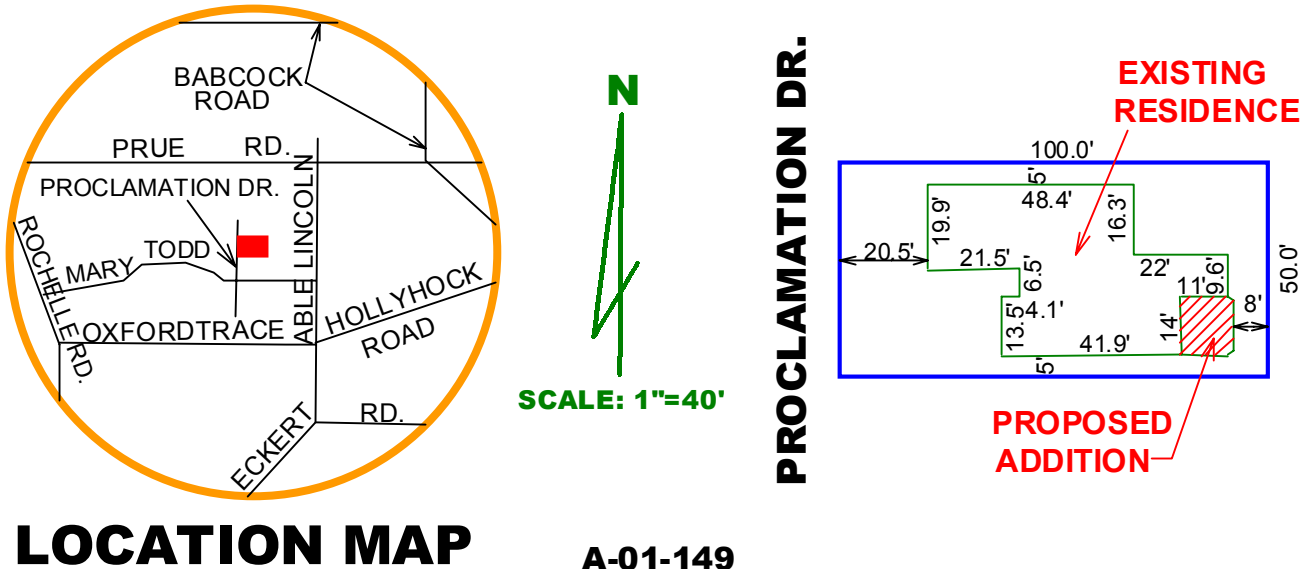
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Victor and Marina Quintana
Lot 7, Block 3, NCB 17407
9326 Proclamation
Zoned: "R-5" Single Family Residence District

The applicant requests a variance to keep an addition to an existing structure within the rear yard setback.

The Development Services Department could not issue this permit because Section 35-3351 (f) of the Unified Development Code requires a 20' rear yard setback.

The applicant's plan shows an existing addition to an existing structure with an 8' rear yard setback.



BOARD OF ADJUSTMENT

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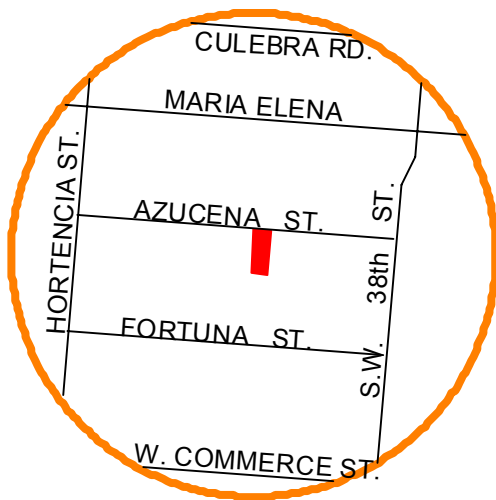
CASE NO. A-01-150

The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, September 17, 2001 in the Council Chambers, 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

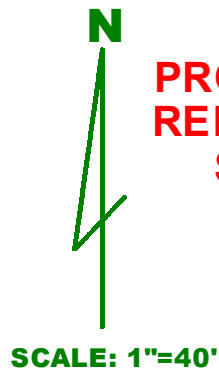
Bonnie Van Zandt representing Atlantic Capital Group, Inc.
Lots 23 & 24, Block 10, New City Block 8320
340 Azucena Street
Zoned: "C" Apartment District

The applicant requests a Special Exception to relocate a structure from 10998 S. Zarzamora Street to 340 Azucena Street.

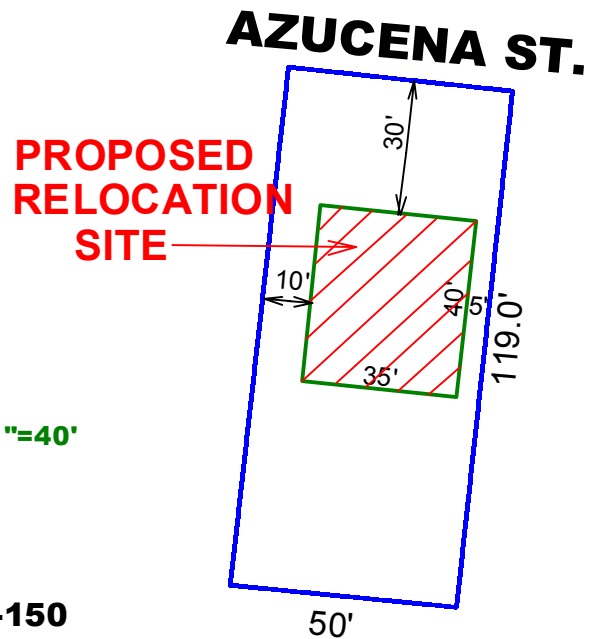
The Development Services Department could not issue a permit because Section 35-3044 (b) of the Unified Development Code (UDC) gives only the Board of Adjustment the authority to grant Special Exception to relocate structures within the city.



LOCATION MAP



A-01-150



BOARD OF ADJUSTMENT

CASE NO. A-01-151

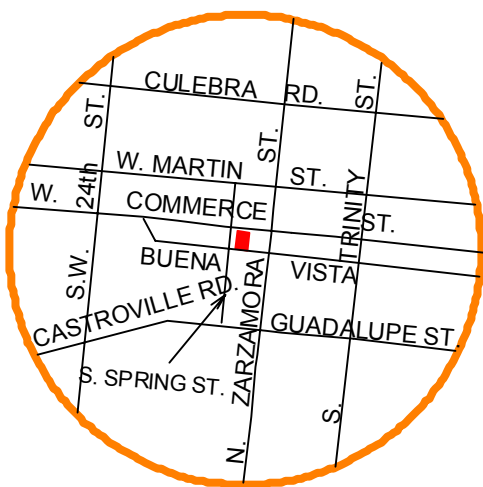
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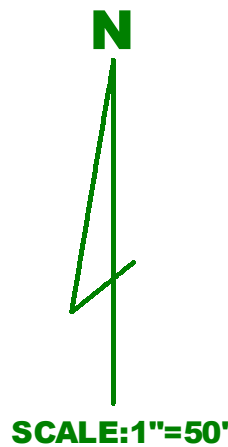
Nora V. Garza
Lot 11, Block 3, New City Block 2324
2817 Buena Vista
Zoned: "C" Apartment District

The applicant requests Special Exception for placement of a one- operator beauty shop in a residential area.

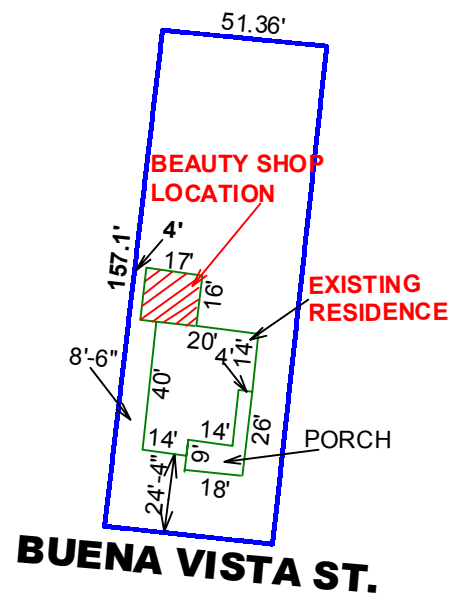
The Development Services Department could not issue this permit because Section 35-3044(c) of the Unified Development Code gives only the Board of Adjustment authority to grant Special Exceptions for a one-operator beauty shop in a residential area.



LOCATION MAP



A-01-151



BUENA VISTA ST.

BOARD OF ADJUSTMENT

September 17, 2001

CASE NO. A-01-152

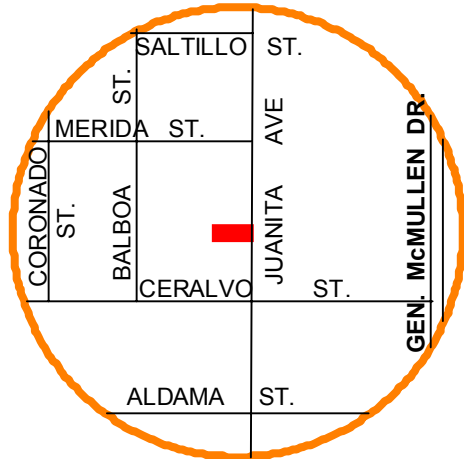
The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, September 17, 2001 in the Council Chambers, 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

Ramon Korrody
Lot 32, Block 10, New City Block 7516
423 Juanita Street
Zoned: "C" Apartment District

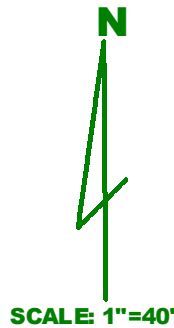
The applicant requests a variance to construct a single-family residential structure on a lot that does not meet minimum square foot requirements, and street frontage requirements.

The Development Services Department could not issue a permit because Section 35-3611 (a) of the Unified Development Code requires a minimum 5,000 square feet lot for a residential structure, and Section 35-3613 of the Unified Development Code requires a 50' lot frontage.

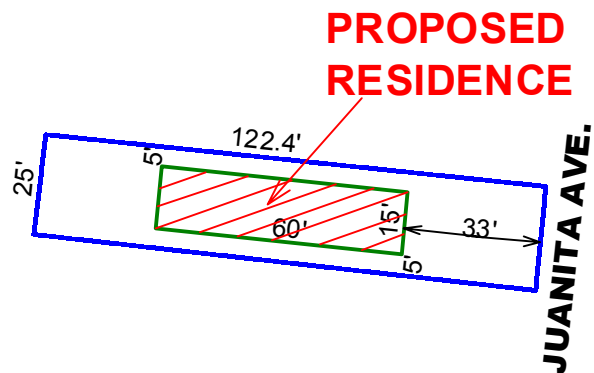
The applicant's plan shows a proposed residential structure to be constructed on a 3,060 square feet lot with a 25' frontage.



LOCATION MAP



SCALE: 1"=40'



A-01-152

BOARD OF ADJUSTMENT

September 17, 2001

CASE NO. A-01-147

The Board of Adjustment will hold a public hearing at 1:00 P.M., on Monday, September 17, 2001 in the Council Chambers, 1st. Floor, Municipal Plaza Building, 103 Main Plaza, to consider the following application.

Connie I. Loudenslager
Lot 1, Block 4, New City Block 13831
14331 Clear Creek Street
Zoned: "TEMP A" Single Family Residence District

The applicant requests a variance to keep an 8' fence on the side and rear yard property lines, and the side yard.

The Development Services Department could not issue this permit because Section 35-3337 (a) of the Unified Development Code limits fence height on side and rear yard setbacks to 6'.

The applicant's plan shows an existing 8' fence on the side and rear yard property lines, and the side yard.

